

As adopted by Zoning Commission: Feb. 18, 1987
Submitted to Mayor: Feb. 26, 1987

Text Amendment Application No. 114
Boston Redevelopment Authority
Harborpark Interim Planning
Overlay District

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TEXT AMENDMENT NO. 86

THE COMMONWEALTH OF MASSACHUSETTS

CITY OF BOSTON

IN ZONING COMMISSION

The Zoning Commission of the City of Boston, acting under Chapter 665 of the Acts of 1956 as amended, after due report, notice, and hearing does hereby amend the Boston Zoning Code as follows:

By inserting after Article 27B, for a period of twenty-four months from the effective date of this amendment, the following article:

ARTICLE 27C

HARBORPARK INTERIM PLANNING OVERLAY DISTRICT

SECTION 27C-1. Statement of Purpose. The purposes of this article are to facilitate rezoning of the land along Boston's waterfront; to protect the area under study from inappropriate land uses; to promote balanced growth along Boston's shoreline; to allow the waterfront to be used as a public resource and thereby to extend its use and benefits to the greatest number of people; to establish in collaboration with the community zoning that guarantees waterfront access and promotes residential, mixed-use commercial, industrial, and manufacturing activities compatible with adjacent areas; to promote uses which improve the integration of the harbor and its surrounding

†Date of public notice February 7, 1987 (see St. 1956, c. 665, s. 5).

neighborhoods; to protect the working waterfront and preserve adequate areas for deep-water shipping and other water-dependent uses; and to establish goals which provide a context for East Boston waterfront zoning revisions.

SECTION 27C-2. Declaration of Need for Interim Zoning. Interim zoning in the Harborpark Interim Planning Overlay District (IPOD) Study Area is necessary to provide the proper balance between competing land uses and economic and environmental factors. Characteristics of existing zoning that render it inappropriate include its failure to: discourage and prevent the establishment of environmentally hazardous and inappropriate uses along the waterfront; encourage maritime-dependent uses; prevent the intermingling of inappropriate industrial and manufacturing uses with residential, commercial, cultural, recreational, and public open space uses in the Inner Harbor/Waterfront planning area; discourage conflicts between waterfront-industrial, general manufacturing, and light manufacturing uses with existing and anticipated public recreational, commercial, residential, and light manufacturing uses in the South Boston Piers planning area; prohibit the juxtaposition of residential and public recreational uses at Malibu and Tenean Beaches with incompatible waterfront-industrial and manufacturing uses; separate existing residential, recreational, public open space, and commercial uses from incompatible waterfront-industrial and manufacturing uses; and prevent encroachment of residential, office and commercial uses in the Charlestown Waterfront planning area and other areas where water-dependent industrial uses are or may be situated.

SECTION 27C-3. Definitions. For the purposes of this article only, the following words or phrases, when capitalized, shall have the meanings indicated.

1. "Applicant" shall mean any person or entity having a legal or equitable interest in property which is subject to the requirements of this article, as set forth in Section 27C-5.
2. "Harborpark IPOD" shall mean the regulations imposed by this article.
3. "Harborpark IPOD Study Area" shall mean the area defined in Section 27C-4.
4. "Proposed Project" shall mean any construction, reconstruction, alteration, or rehabilitation of a structure for which the Applicant is required to obtain a building permit.
5. "Residential Uses" shall mean Use Items No. 1, 1A, 2, 3, 4, 5, 6, and 7, as described in Table A, Section 8-7.
6. "Substantially Rehabilitate" shall mean to cause alterations or repairs to be made to a building or structure, within any period of twelve (12) months, costing more than fifty percent (50%) of the assessed value of the building or structure prior to such alterations or repairs, such value to be based on the assessed value for real estate tax purposes as of the assessment date preceding the application.
7. "Underlying Zoning" shall mean all zoning regulations, with the exception of this article, which are contained within the Boston Zoning Code and Zoning Maps.

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SECTION 27C-4. Physical Boundaries. This article shall be applicable only in the Harborpark IPOD Study Area, which shall be divided into the fifteen (15) subdistricts described in Appendix A and which shall comprise the four planning areas described as follows. Unless otherwise specified or required, boundaries defined with reference to streets shall refer to the centerline of the street.

1. "Inner Harbor/Waterfront" shall be a planning area described as follows: From the intersection of the centerline of the North Washington Street Bridge and the south seawall; west along the seawall; south approximately 80' to the line of the existing exterior building wall; east along said line and building to the centerline of the bridge to Keany Square; east to Commercial Street to Atlantic Avenue to Northern Avenue.
2. "South Boston Piers" shall be a planning area described as follows: From the intersection of Atlantic Avenue and Northern Avenue along Northern Avenue to a point on a line parallel to the water's edge at Fort Point Channel at a distance of thirty-five feet (35') from the water's edge; southwesterly along said line to the Dorchester Avenue Bridge; southerly across said Bridge to a point on a line parallel to the water's edge at the southern bank of Fort Point Channel at a distance of thirty-five feet (35') from said water's edge; northeast along said line to Northern Avenue; southeast along Northern Avenue to Viaduct Road; Viaduct Road and C Street to Bolton Street; easterly along Bolton Street to Dorchester Street; north along Dorchester Street to a point on a line parallel to East Second Street at a distance of one hundred fifty feet (150') south of the centerline of East Second Street; easterly along said line to Farragut Road; Farragut Road to the northerly boundary of Marine Park; and along the northerly boundary of Marine Park and Castle Island to the east end of Castle Island.
3. "Dorchester Bay Beaches/Neponset River" shall be a planning area described as follows: From the east end of Castle Island along the northerly boundary of Castle Island and Marine Park to Farragut Road; Farragut Road to William Day Boulevard; William Day Boulevard to Columbia Road; Columbia Road to Old Colony Avenue; Old Colony Avenue to a point on a line parallel to Savin Hill Avenue which is also the southerly boundary of an M-1 district lying north of Savin Hill; easterly on said line to Morrissey Boulevard; south on Morrissey Boulevard to the northerly boundary of Malibu Beach Park; westerly along the northerly lines of Malibu Beach Park and McConnell Park to the Southeast Expressway; northerly along said Expressway to Bay Street; westerly on Bay Street to Dorchester Avenue; Dorchester Avenue to Freeport Street; Freeport Street to Morrissey Boulevard; south on Morrissey Boulevard to Victory Road; west on Victory Road to Houghton Street; southeast on Houghton Street to Pope's Hill Street; easterly by Pope's Hill Street to Salina Road and by the southern boundary of an I-2 district to Morrissey Boulevard; along Morrissey Boulevard to Gallivan Boulevard; Gallivan Boulevard to a point of an extension to Gallivan Boulevard of an M-1

district boundary line in Hallet-Davis Street; south on said line and Hallet-Davis Street to the old Penn Central tracks; along the tracks to Granite Avenue and continuing along the northwest boundary of the Metropolitan District Commission Park Reservation to Medway Street; along Medway Street to Adams Street; Adams Street to Dorchester Avenue; and Dorchester Avenue to the Milton boundary line. The Dorchester Bay Beaches and Neponset River sub-area defined under this article excludes the Port Norfolk Interim Planning Overlay District established in Article 27A.

4. "Charlestown Waterfront" shall be a planning area described as follows: From the northernmost point of the Inner Harbor waterfront boundary, along a straight line from the Bridge to the easterly most point of the Cambridge/Boston boundary line; to Austin Street; northeasterly by Austin Street to Rutherford Avenue; easterly along Rutherford Avenue and Front Street to northeasterly along Front Street to Water Street, along Water Street to Chelsea Street; east on Chelsea Street to Medford Street; northwest on Medford Street to Sullivan Square; from Sullivan Square northwest on Mystic Avenue to the Somerville boundary; north-east along Somerville/Boston boundary and Everett/Boston boundary; southwest along Everett/Boston boundary to the boundary line in the Mystic River and along the latter boundary line to the Mystic-Tobin Bridge.

SECTION 27C-5. Applicability. Unless otherwise exempt pursuant to this section, or Section 27C-8, 27C-9, or 27C-10, any Applicant seeking a building permit for exterior construction or alteration or a change of use permit for any Proposed Project within the Harborpark IPOD Study Area shall be subject to the requirements of this article if the Applicant seeks to erect a building or structure having a gross floor area in excess of one thousand (1,000) square feet; to enlarge or extend a building or structure so as to increase its gross floor area by more than one thousand (1,000) square feet; or to Substantially Rehabilitate a building or structure having, or to have after rehabilitation, a gross floor area of more than one thousand square feet (1,000) square feet. The following Proposed Projects, however, shall be exempt from such requirements.

1. Proposed Projects for Residential Uses of four or fewer dwelling units.

2. Proposed Projects for which a Planned Development Area master plan or development plan has been approved by the Zoning Commission.
3. Proposed Projects or parcels which are the subject of an executed land disposition agreement with the Boston Redevelopment Authority or the City of Boston as of the effective date of this article.

SECTION 27C-6. Zoning Regulations in Effect; Conflict Provisions. The Harborpark IPOD and Underlying Zoning shall together constitute the zoning regulations for the Harborpark IPOD Study Area. Upon expiration of this article, the Underlying Zoning shall be the sole set of zoning regulations for the Harborpark IPOD Study Area. Where conflicts between the Harborpark IPOD and the Underlying Zoning exist, the more restrictive provisions shall govern.

SECTION 27C-7. General Land Use Objectives for the Study Area. The general land use objectives for the four planning areas shall be as follows.

1. Inner Harbor Waterfront. The land use objectives for the Inner Harbor Waterfront shall be to provide for continuous public access along, to, and from the water; to promote pedestrian access along the water's edge through the design of projects and improvements; to regulate building height and massing so that structures do not create a high or dense wall along the waterfront that blocks sea breezes and air flow channels and obstructs views and access to the waterfront; to provide for water ferries, water taxis, excursion boats, and marinas; to protect the rights of the public in present and former tidelands; and to promote a mix of

commercial, residential, and recreational land uses which will provide the transition from high-density downtown uses to water-dependent and water-enhanced uses.

2. South Boston Piers. The land use objectives for the South Boston Piers shall be to provide for continuous public access along, to, and from the water; to promote safe pedestrian access along the water's edge through the design of projects and improvements; to regulate building height and massing so that structures do not create high or dense walls along the waterfront that block sea breezes and air flow channels and obstruct views and access to the waterfront; to protect the rights of the public in present and former tidelands; to protect and promote industrial maritime uses; to promote a mix of commercial and industrial land uses which are compatible with the adjacent residential areas; and to promote mixed uses which improve the connection between the harbor and the land.
3. Dorchester Bay Beaches and Neponset River. The land use objectives for the Dorchester Bay Beaches and Neponset River shall be to provide for continuous public access along, to, and from the water; to promote pedestrian access along the water's edge through the design of projects and improvements; to regulate building height and massing so that structures do not create high or dense walls along the waterfront that block sea breezes and air flow channels and obstruct views and access to the waterfront; to protect the rights of the public in present and former

tidelands; to retain and enhance the open space, parks, and beaches along the harbor; to promote residential uses; and to protect the residential areas from the intrusion of any industrial uses.

4. Charlestown Waterfront. The land use objectives for the Charlestown Waterfront shall be to provide for continuous public access along, to, and from the water; to promote safe pedestrian access along the water's edge through the design of projects and improvements; to regulate building height and massing so that structures do not create high or dense walls along the waterfront that block sea breezes and air flow channels and obstruct views and access to the waterfront; to protect the rights of the public in present and former tidelands; to promote maritime industrial uses; to promote a mix of residential and commercial land uses in the Charlestown Navy Yard; to ensure that mixed-use commercial and water-dependent manufacturing activities are compatible with nearby residential areas; and to ensure that residential uses do not conflict with commercial and industrial development.

SECTION 27C-8. Boston Fan Piers Special Study Area. Subdistrict G shall be the Boston Fan Piers Special Study Area; this subdistrict shall not be subject to the interim use controls, interim height standards, or interim planning permit requirements of this article. Land use and development decisions for this Special Study Area shall be made in accordance with the provisions of Section 3-1A.a, or any superseding regulations governing the Planned Development Area process.

SECTION 27C-9. Boston Marine Industrial Park Special Study Area.

Subdistrict I shall be the Boston Marine Industrial Park Special Study Area; this subdistrict shall not be subject to the interim use controls, interim height standards, or interim planning permit requirements of this article.

SECTION 27C-10. Charlestown Navy Yard Special Study Area. Subdistrict C shall be the Charlestown Navy Yard Special Study Area; this subdistrict shall not be subject to the interim use controls, interim height standards, or interim planning permit requirements of this article. Land use and development decisions for this Special Study Area shall be made in accordance with the Charlestown Urban Renewal Plan.

SECTION 27C-11. Interim Use Controls. Proposed Projects within the Harborpark IPOD Study Area shall be subject to the interim use controls set forth in Table A of this section.

TABLE A
HARBORPARK INTERIM PLANNING OVERLAY DISTRICT
INTERIM USE CONTROLS

<u>Existing Zones</u>	<u>Uses⁺ Exempt from Interim Planning Permit Process</u>	<u>Uses⁺⁺ Subject to Interim Planning Permit Process</u>
<u>Inner Harbor Waterfront</u>		
M-2	none	All uses
I-2	none	All uses
B-8-U, B-8	1-6, 7*	All other uses
<u>South Boston Piers</u>		
W-2	none	All uses
I-2	none	All uses
M-1, M-2, M-4	none	All uses
<u>Dorchester Bay Beaches/ Neponset River</u>		
S-.5	1	All other uses
R-.5	1-6, 7*	All other uses
R-.8	1-6, 7*	All other uses
H-1, H-2	1-6, 7*	All other uses
B-1, B-2	1-6, 7*	All other uses
L-.5	1-6, 7*	All other uses
I-2	none	All uses
W-2	none	All uses
<u>Charlestown Waterfront</u>		
W-2	none	All uses
B-1, B-1-U	1-6, 7*	All other uses
I-2	none	All uses
H-1, H-2, H-1-U, H-2-U	1-6, 7*	All other uses
M-1, M-1-U	none	All uses

+ Use item numbers, as described in Table A, Section 8-7 of the Boston Zoning Code; such uses remain subject to the provisions of Underlying Zoning.

* Where total number of units does not exceed four.

++ Such uses remain subject to the provisions of Underlying Zoning.

SECTION 27C-12. Interim Height Standards. Harborpark IPOD Study Area Subdistricts A, B, C, D, E, F, G, H, I, J, K, L, M, N, and O shall be governed by height standards set forth in Table B of this section.

TABLE B
HARBORPARK INTERIM PLANNING OVERLAY DISTRICT
INTERIM HEIGHT STANDARDS

<u>Planning Area</u>	<u>Height</u> (in feet)
Charlestown Waterfront	
o Subdistricts A, B, D	65
o Subdistrict C	(1)
Inner Harbor Waterfront	
o Subdistrict E	55
South Boston Piers	
o Subdistrict F	0*
o Subdistrict G	(2)
o Subdistrict H	65
o Subdistrict I	(3)
o Subdistrict J	50
Dorchester Bay Beaches/Neponset River	
o Subdistricts K, M, O	40**
o Subdistrict L	70
o Subdistrict N	65

- (1) Charlestown Navy Yard Special Study Area (See Section 27C-10).
- (2) Boston Fan Piers Special Study Area (See Section 27C-8).
- (3) Boston Marine Industrial Park Special Study Area (See Section 27C-9).

* Subdistrict F consists of the Fort Point Channel and a thirty-five-foot (35') public access setback from the channel; no structures shall be permitted in Subdistrict F except those necessary for public uses.

** In Subdistricts K, M, and O no structures shall be permitted in publicly-owned open space except those accessory to open space uses.

SECTION 27C-13. Standards for Issuance of Interim Planning Permit.

The Board of Appeal shall not grant an interim planning permit unless it finds that the Proposed Project's benefits outweigh any burdens imposed and that the Proposed Project is in substantial accord with (a) the land use objectives set forth in Section 27C-7, (b) the interim use controls set forth in

Table A in Section 27C-11, and (c) the height standards set forth in Table B in Section 27C-12. If the Boston Redevelopment Authority has made a recommendation to the Board of Appeal on the issuance of an interim planning permit, the Board of Appeal shall follow such recommendation unless specific, written reasons for not doing so are incorporated in its decision.

SECTION 27C-14. Enforcement. The Commissioner of Inspectional Services shall not issue any building permit or change of use permit for a Proposed Project subject to this article unless the Board of Appeal has approved an interim planning permit for the Proposed Project in accordance with Section 27-3 and the Proposed Project complies with the requirements of this article.

SECTION 27C-15. Sunset Provision; Subsequent Amendments. This article shall be in effect for twenty-four months unless such period is extended pursuant to Section 27-2 as amended. While in effect, this article or portions of this article may be repealed or superseded by subsequent amendments to either this article or to the Underlying Zoning.

SECTION 27C-16. Timetable for Rezoning. A comprehensive rezoning of the Harborpark IPOD Study Area shall be completed within the timetable set forth below.

1. A citizen participation process shall be established within two months of the enactment of the Harborpark IPOD.

2. Mapping of existing uses, ownership, and zoning, and the identification of conflicting uses shall be completed within four months of the enactment of the Harborpark IPOD.
3. Establishment of rezoning objectives for the Harborpark IPOD Study Area shall be completed within eight months following enactment of the Harborpark IPOD.
4. Establishment of specific land use objectives, desired densities, and uses for subdistricts and parcels shall be completed within fifteen months following enactment of the Harborpark IPOD.
5. Submission of proposed zoning changes to the Boston Redevelopment Authority Board for petition to the Zoning Commission shall be completed within twenty-four months from the enactment of the Harborpark IPOD.
6. The Zoning Commission hearing on any petition to adopt proposed zoning changes shall be completed within twenty-four months from the enactment of the Harborpark IPOD.

SECTION 27C-17. Regulations. The Boston Redevelopment Authority may promulgate regulations to administer this article.

SECTION 27C-18. Severability. If any provision or section of this article shall be held invalid by a court of competent jurisdiction, such provision or section shall be deemed to be separate and apart from the remaining provisions or sections of this article and such remaining provisions and sections shall continue in full force and effect.

Appendix A to Article 27C
Study Area Subdistrict Physical Boundaries*

The Study Area shall consist of fifteen (15) subdistricts designated A through O.

CHARLESTOWN WATERFRONT

Subdistrict A

Subdistrict A shall have the following boundaries: from the intersection of Medford Street and the Mystic River Bridge northwest on Medford Street to Sullivan Square; along Rutherford Street to the intersection of Alford Street with Rutherford Street; north along Alford Street to the bank of the Mystic River; northwest to the Somerville/Boston boundary; northeast along the Somerville/Boston and Everett/Boston boundary; southwest along the Everett/Boston boundary and Chelsea/Boston boundary to the Mystic River Bridge, south along the pierhead line to the Charlestown Navy Yard boundary; east and south along the Navy Yard boundary to the intersection of Medford Street and the Mystic River Bridge.

Subdistrict B

Subdistrict B shall have the following boundaries: From the intersection of Rutherford Street and the Somerville/Boston boundary northeast along the Somerville/Boston boundary to the Mystic River; south to Alford Street, southwest through Sullivan Square along the centerline of Rutherford Street; northwest along Rutherford Street to the Somerville/Boston boundary.

Subdistrict C

Charlestown Navy Yard Special Study Area

Beginning at the intersection of the southern edge of Mystic Pier #1 and the pier and bulkhead line westerly to Mystic River Bridge to Chelsea Street, southwesterly along Chelsea Street to Water Street, southwesterly along Water Street to the southernmost boundary of the U.S.S. Constitution National Historic Park, easterly along said boundary to the pier and bulkhead line; north and northeasterly along the pier and bulkhead line to the southernmost point of Pier II; from this point across the Little Mystic Channel in a straight line to the southern edge of Mystic Pier #1.

Subdistrict D

Subdistrict D shall have the following boundaries: from the intersection of the centerline of the North Washington Street Bridge and the northern sea wall, along a straight line from the Bridge to the most easterly point of the Cambridge/Boston boundary; to Austin Street; northeast by Austin Street to

*Unless otherwise specified or required, boundaries defined with reference to streets shall refer to the centerline of the street.

Rutherford Avenue; easterly along Rutherford Avenue and Front Street to northeasterly along Front Street to Water Street, to the easternmost boundary of the Charlestown Navy Yard and southerly along the boundary to the pierhead line southwest to the centerline of the North Washington Street Bridge.

INNER HARBOR/WATERFRONT

Subdistrict E

Subdistrict E shall have the following boundaries: from the intersection of the centerline of the North Washington Street Bridge and the south seawall; west along the seawall, south approximately 80' to the line of the existing exterior building wall, east along said line and building to the centerline of the Bridge to Keany Square; east to Commercial Street, and southerly along Commercial Street to Atlantic Avenue; Atlantic Avenue to Northern Avenue; along Northern Avenue to a point on a line parallel to the water's edge, at Fort Point Channel at a distance of 35' from the water's edge; north along the pierhead to the intersection of the centerline of the North Washington Street Bridge and the south seawall.

SOUTH BOSTON PIERS

Subdistrict F

Subdistrict F shall have the following boundaries: from the intersection of Northern Avenue and a point on a line parallel to the water's edge at Fort Point Channel at a distance of 35' from the water's edge, southwest along said line to the Dorchester Avenue Bridge, southerly across said Bridge to a point on a line parallel to the water's edge at the southern bank of the Fort Point Channel at a distance of 35' from the water's edge, northeast along said line to Northern Avenue.

Subdistrict G

Boston Fan Piers Special Study Area

The Boston Fan Piers shall be composed of (1) Planned Development Areas No. 23 and No. 24 as designated by the Zoning Commission in Map Amendments No. 190 and No. 191 respectively, effective March 27, 1986, and are bounded generally to the south by Northern Avenue, to the north and northeast by the Pier and Bulkhead Line, and to the southeast by a line which runs parallel to the southeastern edge of Pier 4 and intersects Northern Avenue at B Street, and (2) the land seaward of, but within 50' of, said Pier and Bulkhead Line.

Subdistrict H

Subdistrict H shall have the following boundaries: from the intersection of Northern Avenue and B Street; southerly along B Street to Summer Street; easterly along Summer Street to the western boundary of the Boston Marine Industrial Park which includes Northern Avenue, Massport Mall Road, Channel

Street, and Summer Street to the pierhead and northeasterly along the pierhead to a point on a line perpendicular to B Street; southwest along said line to Northern Avenue.

Subdistrict I

Boston Marine Industrial Park Special Study Area

The Boston Marine Industrial Park Special Study Area shall have the following boundaries: from the intersection of Summer Street and the southernmost point of Drydock Avenue; northeasterly 600.00 feet to a point on the northern side of Channel Street; northwesterly on a line perpendicular to Channel Street to the southern edge of Massport Haul Road; northeasterly along the southern edge of Massport Haul Road to the eastern edge of Northern Avenue; northwesterly 500.00 feet along the eastern edge of Northern Avenue; thence turning and running northerly and easterly 1,400.00 feet along the Pierhead and Bulkhead Line of 1940; thence turning and running southerly and easterly approximately 3,700.00 feet along the Pierhead and Bulkhead Line of 1940; thence turning and running southerly and easterly 1,200.00 feet to a point on the Pierhead and Bulkhead Line of 1940 1,500.00 feet due east and 100.00 feet south of the Pier 10 Pierhead Line; thence westerly 1,500.00 feet to a point; thence southerly 97.43 feet to a point; thence westerly 46.77 feet to a point; thence southerly 25.00 feet to a point; thence westerly 155.00 feet to a point; thence southerly 83.19 feet to a point; thence westerly 25.00 feet to a point; thence southerly 70.00 feet to a point; thence westerly, in part along a line parallel to and approximately 10 feet north of the northerly side of Building 119, 1,976.81 feet to a point; thence southerly, by a line parallel to and approximately 10 feet west of the westerly side of Building 119, 113.20 feet to a point; thence westerly 437.00 feet to a point; thence southerly 111.53 feet to a point; thence westerly along a "Government Boundary Line" approximately 490.18 feet to a point; thence northwesterly 145.03 feet, in part along the northeasterly side of Summer Street; thence northerly 125.96 feet to a point; thence westerly 95.05 feet to the point of beginning.

Subdistrict J

From the intersection of Harbor Street and Summer Street, southwest on an extension of Harbor Street also known as Pappas Way to West First Street, east on West First Street to a point on a line parallel to East Second Street at a distance of 150' south of the centerline of East Second Street; easterly along said line to Day Boulevard, east on Day Boulevard to the Pierhead, northeast on the Pierhead to the southern boundary of the Boston Marine Industrial Park, west along the boundary to the intersection of Harbor Street and Summer Street.

DORCHESTER BAY BEACHES/NEPONSET RIVER

Subdistrict K

Subdistrict K shall have the following boundaries: from the east end of Castle Island along the northerly boundary of Castle Island and Marine Park to Farragut Road; south on Farragut Road to William Day Boulevard; west on William Day Boulevard to Columbia Road; west on Columbia Road to Old Colony

Avenue; south on Old Colony Avenue to the intersection with Morrissey Boulevard at Kosciuszko Circle. Northeasterly in a straight line from this intersection to the southeast boundary of Carson Beach; and north and northeast along the seaward edge of Carson Beach to the southeast end of Castle Island at Head Island; and northerly to the east end of Castle Island.

Subdistrict L

Subdistrict L shall have the following boundaries: from the easternmost point of the southerly boundary of the R-.8 district southeasterly along the pierhead, along the pierhead around the Columbia Point Peninsula to an intersection with the UMASS Access Road and westerly to a point on a line parallel to Savin Hill Avenue which is also the southerly boundary of an M-1 district lying north of Savin Hill, west along said line to the Southeast Expressway and northerly along the Southeast Expressway to Columbia Road and easterly Kosciuszko Circle; and northeasterly along the southerly boundary of an R-.8 district lying north of Kosciuszko Circle.

Subdistrict M

Subdistrict M shall have the following boundaries: from the intersection of the UMASS Access Road and Morrissey Boulevard, south on Morrissey Boulevard to the northerly boundary of Malibu Beach Park; westerly along the northerly lines of Malibu Beach Park and McConnell Park to the Southeast Expressway; northerly along the Expressway to Bay Street westerly along Bay Street to Dorchester Avenue; southerly along Dorchester Avenue to Freeport Street; easterly on Freeport Street to Morrissey Boulevard; south on Morrissey Boulevard to Victory Road; easterly in a straight line to the seaward edge of the land, east, north and west along the seaward edge of the land to Morrissey Boulevard; south on Morrissey Boulevard to the Southeast Expressway; northwest, east, south, east, and north along the seaward edge of Malibu Beach to the UMASS Access Road.

Subdistrict N

Subdistrict N shall have the following boundaries: from the intersection of Morrissey Boulevard and Victory Road; westerly along Victory Road to Houghton Street; southeast on Houghton Street to Pope's Hill Street; easterly on Pope's Hill Street to Salina Road; south on Salina Road to a boundary line between the R-.8 and the M-1 districts, and along that boundary line to Morrissey Boulevard and the Southeast Expressway; north along the Southeast Expressway to the intersection with the line that runs easterly between the intersection of Victory Road and Morrissey Boulevard and the seaward edge of the land.

Subdistrict O

Subdistrict O shall have the following boundaries: from the western edge of the Southeast Expressway east to the shoreline of Dorchester Bay, southerly on the shoreline and the Expressway to the boundaries of the Port Norfolk IPOD to the Neponset River Bridge; southeast on the Bridge to the Boston/Quincy boundary line in the Neponset River to the Boston/Milton boundary line; north on Dorchester Avenue to Adams Street; Adams Street to Medway Street; easterly on Medway Street to the western boundary of the

MDC Reservation; northward along the Reservation and the old Penn Central Railroad Tracks to Hallet-Davis Street. North to a point on Gallivan Boulevard by an extension of an M-1 district boundary line in Hallet-Davis Street; east on Gallivan Boulevard and northerly along the western edge of the Southeast Expressway to the southerly boundary of subdistrict N.

Richard B. Butler
Chairman

Vice Chairman

Anna Maria Perry
Robert London

[Signature]

Robert Edward Butler

John M. McFadden

Joseph W. Joyce

In Zoning Commission

Adopted February 18, 1987

Attest:

Therese M. Grant
Secretary

Mayor, City of Boston

Date:

